

1 BILL NO. R-84-03-03

2 DECLARATORY RESOLUTION NO. R-41-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 7, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The east 3.5 feet of the north 133
12 feet of Lot 86 and the south 23 feet
13 of lots 85 and 86 and the south 23
14 feet of the east 34 feet of Lot 84
15 in Rockhill's Amended Addition to
16 the City of Fort Wayne, Allen County,
17 Indiana, together with one-half ($\frac{1}{2}$)
18 of the vacated alley adjoining on the
19 south thereof said east 34 feet of
20 Lot 84, said Lot 85 and said Lot 86
21 in Rockhill's Amended Addition to the
22 City of Fort Wayne, Allen County, In-
23 diana, and all of Lots numbered 87, 88
24 and 89 in Rockhill's Amended Addition
to the City of Fort Wayne, Allen County,
Indiana, together with one-half ($\frac{1}{2}$) of
the vacated alley adjoining said Lots
87, 88 and 89 on the south thereof;
also Lots 95, 96, 97, 98, 99 and 100
in Rockhill's Amended Addition to the
City of Fort Wayne, Allen County, In-
diana, together with one-half ($\frac{1}{2}$) of
the vacated alley adjoining said Lots
numbered 95, 96, 97, 98, 99 and 100
on the north thereof in Rockhill's
Amended Addition to the City of Fort
Wayne, Allen County, Indiana;

25 said property more commonly known as 800 Broadway, Fort Wayne,
26 Indiana;

27 WHEREAS, it appears that said petition should be pro-
28 cessed to final determination in accordance with the provisions
29 of said Division 6.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
31 OF THE CITY OF FORT WAYNE, INDIANA:

3 SECTION 1. That, subject to the requirements of Section
4, below, the property hereinabove described is hereby designated
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
6 12.1. Said designation shall begin upon the effective date of
7 the Confirming Resolution referred to in Section 3 of this Resolu-
8 tion and shall continue for one (1) year thereafter. Said desig-
9 nation shall terminate at the end of that one-year period.

10 SECTION 2. That upon adoption of this Resolution:

11 (a) Said Resolution shall be filed with the Allen
12 County Assessor;

13 (b) Said Resolution shall be referred to the Committee
14 on Finance and shall also be referred to the De-
15 partment of Economic Development requesting a re-
16 commendation from said department concerning the
17 advisability of designating the above designated
18 area an "Economic Revitalization Area";

19 (c) Common Council shall publish notice in accordance
20 with I.C. 5-3-1 of the adoption and substance of
21 this Resolution and setting this designation as an
22 "Economic Revitalization Area" for public hearing;

23 (d) If this Resolution involves an area that has al-
24 ready been designated an allocation area under
25 I.C. 36-7-14-39, then the Resolution shall be re-
26 ferred to the Fort Wayne Redevelopment Commission
27 and said designation as an "Economic Revitalization
28 Area" shall not be finally approved unless said
29 Commission adopts a resolution approving the peti-
30 tion.

31 SECTION 2. That this Resolution shall be subject to
32 being confirmed, modified and confirmed or rescinded after public

1 Page Three

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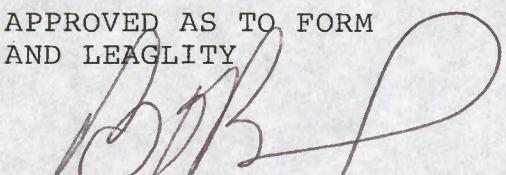
3 hearing and receipt by Common Council of the above described re-
4 commendations and resolution, if applicable.

5 SECTION 4. That this Resolution shall be in full force
6 and effect from and after its passage and any and all necessary
7 approval by the Mayor.

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10 APPROVED AS TO FORM
11 AND LEGALITY

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13 Bruce O. Boxberger, City Attorney

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Mark E. Daniels
Councilmember

33 Fox River Bond
34 25th Street

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by G. L. Davis, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	<u>✓</u>	—	—	—	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>HENRY</u>	<u>✓</u>	—	—	—	—
<u>REDD</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	<u>✓</u>	—	—	—	—
<u>STIER</u>	<u>✓</u>	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 3-13-84

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-41-84 on the 13th day of March, 1984.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Bay-L-A-Board
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of March, 1984, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March, 1984, at the hour of 1 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED
MAR 07 1984

ECONOMIC
DEVELOPMENT

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant St. Joseph Hospital of Fort Wayne, Inc.
2. Owner(s) St. Joseph Hospital of Fort Wayne, Inc.
3. Address of Owner(s) 700 Broadway, Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s) (219) 422-3547 Attorney, Otto M. Bonahoom
5. Relationship of Applicant to Owner(s) if any (same)
6. Address of Applicant 700 Broadway, Fort Wayne, Indiana 46802
7. Telephone number of Applicant (219) 422-3547 Attorney, Otto M. Bonahoom
8. Address of Property Seeking Designation 800 Broadway, Fort Wayne, Indiana 46802
9. Legal Description of Property Proposed for Designation (may be attached) (See Exhibit A attached)
10. Township Wayne
11. Taxing District Wayne Township, Allen County, Indiana

12. Current Zoning R-3 and B3B - R-3

13. Variance Granted (if any) for parking garage and office building and building set-back variance.

14. Current Use of Property

a. How is property presently used? as parking garage and medical office building

b. What Structure(s) (if any) are on the property? 376 bay, 3-tier parking garage and a 39,720 sq. ft. medical office building.

b. What is the condition of this structure/these structures? good new construction, partially occupied by tenants

15. Current Assessed Value of Real Estate

a. Land \$31,000.00

b. Improvements \$564,800.00

16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$44,558.10 to the best of our knowledge

17. Description of Proposed Improvements to the Real Estate Development of medical office facilities in conjunction with St. Joseph's Hospital. Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin? Construction is complete since fall of 1980, except for partial tenant improvements.

b. When is completion expected? N/A

19. Cost of Project (not including land costs) \$5,825,000.00 (this does not include tenant improvements).

20. Permanent Jobs Resulting from Completed Project

or

a. How many permanent jobs will be employed at ~~xx~~ in connection with the project after it is completed? 125

~~Location of this new manufacturing equipment?~~

b. What is the nature of those jobs? medical, professional, parking attendants and maintenance employees.

c. Anticipated time frame for reaching employment level stated above? As soon as building is leased up or sooner.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? N/A

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Property was formerly old, vacant houses and gravel parking lot. Highest and best use of the property is commercial as evidenced by surrounding area.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?
The project is financed through an economic development bond.

I hereby certify that the information and representation on this Application are true and complete.

ST. JOSEPH HOSPITAL OF FORT WAYNE, INC.

Signature(s) of Owners

BY:

Richard A. Rielly
Richard A. Rielly

March 7, 1984
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

EXHIBIT "A"

Legal Description

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.

BONAHOOM, CHAPMAN, McNELLIS
& MICHAELS

2100 FORT WAYNE NATIONAL BANK BLDG.
FORT WAYNE, INDIANA 46802

23778

March 7 1984

71-27
749

PAY
TO THE
ORDER OF

City of Fort Wayne

\$ 50.00

THE SUM OF FIFTY DOLLARS

LINCOLN NATIONAL BANK 
P.O. BOX 900 FORT WAYNE, INDIANA 46801

FOR St. Joseph's Hospital



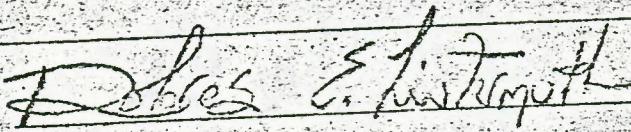
1023778 074900275 1576326

No. 22

March 7, 1984

Received from St. Joseph Hospital of FW
F. Fly 50.00 Dollars
Tax Abatement Application Fee ¹⁰⁰

\$ 50.00



*WILSON-JONES CO. INC.



The City of Fort Wayne

March 12, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For St. Joseph Hospital

Dear Mr. GiaQuinta:

On March 7, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 800 Broadway as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on March 9, 1984. A formal review of the site and an interview with Mr. Otto M. Bonahoom was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

An Equal Opportunity Employer

One Main Street, Fort Wayne, Indiana 46802

Mark GiaQuinta
March 12, 1984
Page 2

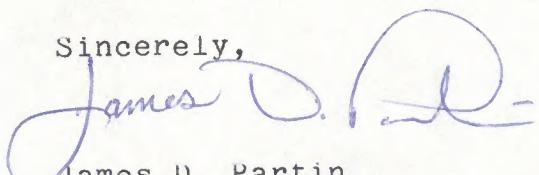
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of Development
2. Cessation of Growth
3. Neighborhood Conservation and Stabilization
4. Improvement of the physical appearance of the City
5. Increase in employment by 125 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin
Business Planning Specialist
Department of Economic Development

Admn. Apr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-84-03-03DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(800 Broadway - St. Joseph Hospital)

EFFECT OF PASSAGE Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This will provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$5,825,000.00 (this does not include tenant improvements).

ASSIGNED TO COMMITTEE (PRESIDENT) _____